GOVERNMENT OF TELANGANA
ABSTRACT

Metropolitan Area & Urban Development Department - Hyderabad Metropolitan Development Authority – Change of land use from Agricultural / Conservation use zone to Multiple use zone in Sy. No. 336 situated at Puppalguda (V), Gandipet (M), Ranga Reddy District in extent of 68493 Sq. mtrs., – Confirmation of Draft Variation – Notification – Issued.

METROPOLITAN AREA & URBAN DEVELOPMENT (Plg.I(1)) DEPARTMENT

G.O.Ms.No. 31 **Dated: 29-01-2026**

Read the following:-

1. From Metropolitan Commissioner, HMDA, Lr.No.062743/ZOA/CLU/U6/ HMDA/15062024, Dated:09.07.2025.
2. Minutes of the CLU Committee Meeting held on 02.08.2025
3. Govt., Memo No.12923/Plg.I(1)/2025, Dt:28.08.2025.
4. From Metropolitan Commissioner, HMDA, Lr.No.062743/ZOA/CLU/ U6/HMDA/ 15062024, Dt. 27.09.2025.
5. Govt., Letter No.12923/Plg.I(1)/2025, Dt.21.10.2025
6. From the Metropolitan Commissioner, HMDA, Lr.No.062743/ZOA/CLU /U6/HMDA/15062054, Dt:11.12.2025.

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ORDER:

The draft variation to the land use envisaged in the notified Master plan ZDP - 2021 approved by the Government Vide G.O.Ms.No.288 MA, dt:03.04.2008, issued in Government Memo 3rd read above, was published in the extraordinary issue of the Telangana Gazette No.163-G, Dated: 10.09.2025. No objections or suggestions have been received from the public within the stipulated period. It is reported by the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad that applicant have remitted Conversion / Change of Land Use Charges of Rs. 1,36,98,600/- (Rupees One Crore Thirty Six Lakhs Ninety Eight Thousand Six Hundred Only) NEFT Ref No. HDFCH00629084498, Dt:24.11.2025. Hence, the draft variation is confirmed.

2. The following notification shall be published in the next issue of Extra-ordinary Telangana Gazette.

3. The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad shall publish a notice in newspapers as specified in sub-section (4) of Section 15 of HMDA Act, 2008 on or before the date of Gazette Notification and furnish the copies of same to the Government.

NOTIFICATION

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the notified Master plan ZDP - 2021 approved by the Government Vide G.O.Ms.No.288 MA, dt:03.04.2008, as required by sub-section (1) of the said section.

VARIATION

The site in Sy.No.336 situated Puppalguda (V), Gandipet (M), Ranga Reddy District in extent of 68493 Sq. mtrs., which is presently earmarked for conservation use zone as per the notified Master plan ZDP - 2021 approved by the Government Vide G.O.Ms.No.288 MA, dt:03.04.2008, is now designated as Multiple use zone, **subject to the following conditions:**

1. The applicant shall comply with the conditions laid down in the G.O.Ms.No. 168, dt:07.04.2012.
2. The applicant shall hand over the area affected under the proposed 30.0mtrs wide master plan road at time of development permission.
3. The applicant shall obtain prior permission from competent authority before undertaking any development on the site under reference.

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4. If any dispute occurs regarding ownership of the applicant will be the whole responsible for that.
5. The applicant is whole responsible if any discrepancy occurs in the ownership aspects & ULC aspects & if any litigation occurs, the change of land use orders will be withdrawn without any notice.
6. CLU shall not be used as proof of any title of the land.
7. The applicant has to fulfillment any other conditions as may be imposed by the Competent Authority.
8. The Change of land use does not bar any public agency including HMDA/Local Authority to acquire land for any public purpose as per law.
9. The applicant shall submit the revised revenue sketch duly showing as per Survey Number at time of development permission.
10. The applicant shall not disturb the Natural position of the Nala/Channel if any passing through the site.
11. The proposed Change of Land Use is agreed, subject to outcome of W.P.No.45239/2022.

SCHEDULE OF BOUNDARIES

East	:	Existing Building in Sy.no. 337 of Puppalguda(V).
West	:	Existing Building in Sy.nos. 334 & 335 of Puppalguda(V).
North	:	Existing Building in Sy.no.115 of Nanakramguda (V)
South	:	Vacant Land in Sy.Nos.336 & 335 of Puppalguda (V).

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF TELANGANA)

JAYESH RANJAN
SPECIAL CHIEF SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery & Stores Purchase, Hyderabad.
The Metropolitan Commissioner,
Hyderabad Metropolitan Development Authority, Hyderabad.

Copy to:

The individual through the Metropolitan Commissioner,
Hyderabad Metropolitan Development Authority, Hyderabad
The Special Officer and Competent Authority,
Urban Land Ceiling, Hyderabad. (in name cover)
The District Collector, Medchal-Malkajgiri District.
Sc/Sf.

//FORWARDED BY ORDER//

SECTION OFFICER